



## ***LEESBURG BOARD OF ARCHITECTURAL REVIEW STAFF REPORT***

BAR WORKSESSION: MAY 7, 2012  
AGENDA ITEM 4A

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THLP-2012-0043

209 Church Street, SE

B-1, H-1 Overlay District

Kevin Ash, Ellisdale Const, LLC, Applicant (Contract Purchaser)

Church Street Associates, LLC. Owner

Chris Murphy, Staff Contact

### **ISSUE/FACTS**

Mr. Kevin Ash, Ellisdale Construction, LLC, addressed the BAR as a Petitioner at the meeting on April 16<sup>th</sup>. He is in the due diligence period of the contract to purchase 209 and 211 Church Street, SE. Mr. Ash is interested in demolishing the building at 209 Church Street as approved by the BAR in TLHP-2011-0048, but instead of constructing a parking lot as approved in TLHP-2011-0048, Mr. Ash wants to reconstruct the building in the same location, using the same dimensions, and same architectural style but with similar building materials approved for use on 211 Church Street, including wood windows, wood cornice, 3 tab asphalt shingles and Hardie siding.

The applicant has submitted an application form, fee, and a submission package the later of which does not meet the minimum submission requirements as specified in the ZO. However, the applicant wishes to get direction from the BAR on questions 1 and 2 below before proceeding with completion of the submittal package. The BAR will review the information submitted and discuss the proposal at the Worksession and also determine what information is necessary for the BAR to make a thorough review of the proposal. The Applicant will then prepare the requisite information and submit that to staff, and a public hearing will be scheduled at the next available regular meeting date. The questions for the BAR include the following:

1. Does the BAR agree with the proposal in concept, to reconstruct the building at 209 Church Street instead of demolishing it and creating a parking lot in its place?
2. If yes to #1, what submission materials are necessary for the BAR to complete a thorough review of the application at a public hearing?

### **PROPERTY HISTORY**

- TLHP-2007-0151 10/15/2007 Approved tax credit – advantaged rehabilitation of 209 Church Street and demolition and new construction at 211 Church Street.

- TLHP-2010-0083 1/19/2011 Reapproved the COA from TLHP-2007-0151 that expired as a result of not beginning construction within the 24-month COA validity period.
- TLHP-2011-0048 11/20/2011 Approved demolition of 209 Church Street. (Proposed to be converted into additional parking for the office building proposed at 211 Church Street)
- TLPF-2007-0015 12/17/2007 Approved site plan for 11,084 square foot office building new construction at 211 Church Street and 1,272 square feet office in renovated building at 209 Church Street. Note; Subdivision and Land Development Regulations (SLDR) Section 3.03 limits the validity of a site plan to five years with a one time 12 month extension available from the Director of Plan Review. Therefore, TLPF-2007-0015 is still valid until December 17, 2012 unless an extension of validity is obtained no less than 30-days prior to expiration.

#### STAFF ASSESSMENT

**Minimum Submission Checklist:** The following bullet-point list is the minimum required for submission of a project involving new construction of a primary/accessory structure in the H-1 District. Items in plain text are included in the current application. Highlighted text shows items that have not been submitted. Red text is comments added by staff.

#### NEW CONSTRUCTION OF A PRIMARY/ACCESSORY STRUCTURE

*(OHD DESIGN GUIDELINES CHAPTER 7, IF IN THE H-1 DISTRICT)*

Unless otherwise instructed, the applicant shall submit the following:

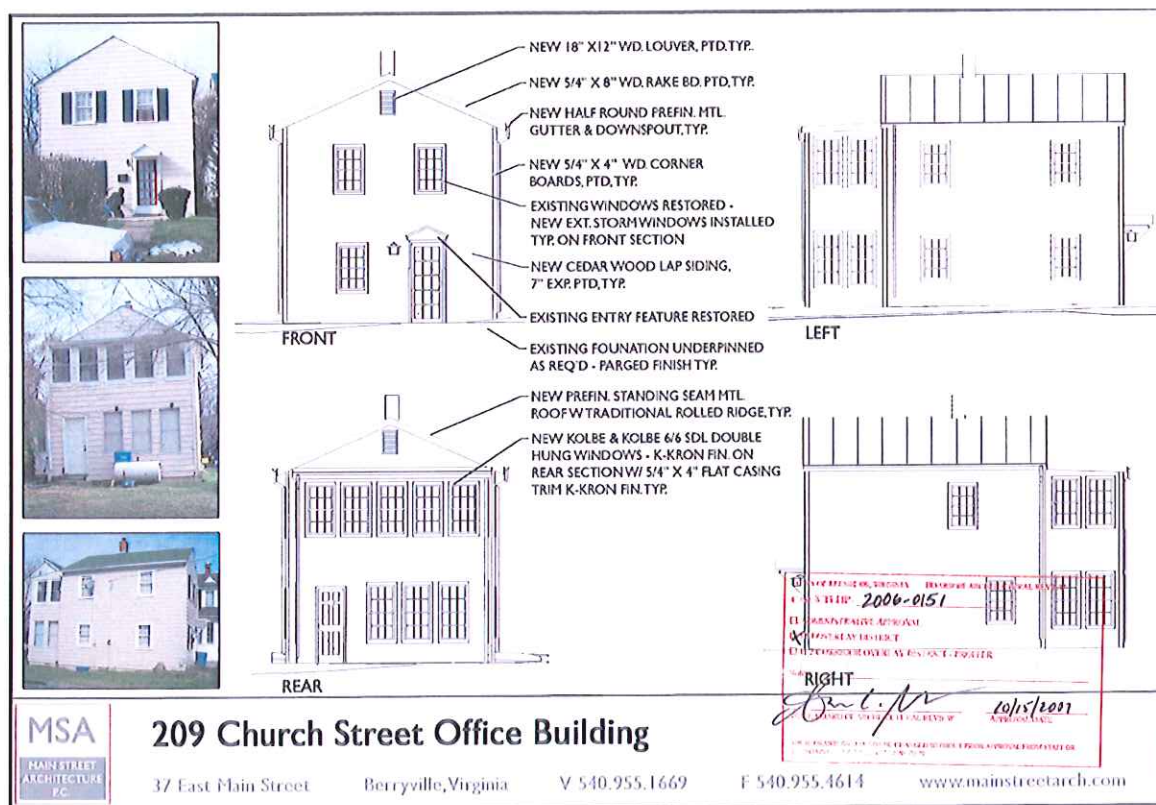
- Site plan depicting the surrounding properties/buildings, and the location and footprint of the proposed new structure. The site plan must be to scale, and must be annotated with dimensions. (10 copies) **The plan provided is Sheet 2 of 15 from the site plan TLPF-2007-0015 approving 11,084 square feet of office space in a new building on 211 Church Street, and the use of the 1,272 square feet in the building at 209 as office use. That site plan is still valid until December, 2012.**
- At least four (4) elevations that accurately depict the new structure that illustrate its north, south, east, and west sides. The elevations must be to scale and indicate the building's dimensions as well as the dimensions of the windows and doors, the materials that will be used. (10 copies) **Photographs of the front and rear elevations have been submitted and axonometric views of 209 and 211 Church Street from TLHP-2011-0048 are also included. None of these are to scale, and no scale drawings or views of the north or south elevations have yet been provided.**
- Floor and roof plans, when the application involves a primary structure. The floor and roof plans must be to scale and must be annotated with dimensions. (10 copies) **A roof plan sketch from a previous application has been submitted, but the subject building is blacked out and does not show any details of the existing/proposed roof.**
- Product illustrations of all windows, doors, light fixtures and roof materials that will be installed. (10 copies)
- Color samples for paint or any pre-finished materials such as cement fiberboard. (1 copy)
- Material sample for the foundation, walls, and roof. (1 copy)
- Any other material samples that may be necessary (including porch flooring, railings, columns, etc.). (1 copy)
- An 8.5" x 14" copy of the legal plat depicting the location of the new building, with the setbacks noted. (1 copy) **The plan submitted is Sheet 2 of 15 from site plan TLPF-2007-0015.**
- Perspective rendering and/or rendered elevations are encouraged. (10 copies)
- Any additional information deemed relevant or necessary by the Preservation Planner or other staff.



Staff recommends that the application not be scheduled for a public hearing until all requisite information and/or any additional information deemed necessary for a thorough review of the application by the BAR be submitted and reviewed by staff.

**Proposed Building Materials:** The April 24, 2012 letter submitted by the Applicant indicates the intention to use the same building materials approved for the office building on 211 Church Street, including but not limited to, “wood windows, wood cornice, 3 tab asphalt shingles, and Hardie siding”.

The BAR may wish to consider the types of materials originally proposed for the rehabilitation of the subject property as part of TLHP-2006-0151/TLHP-2010-0083. Below is a sheet from the approved plan set from TLHP-2006-0151 listing those materials. Note, the original intent was for a tax-credit rehabilitation of 209 Church Street and 211 was a demolition and new construction.



From approved plan set TLHP-2006-0151/TLHP-2010-0083

#### STAFF RECOMMENDATION/DRAFT MOTION

Should the BAR agree with the proposal in concept – that is to demolish the existing structure at 209 Church Street and rebuild it in situ – instead of building a parking lot, staff recommends that the application not be scheduled for a public hearing until all requisite information and/or any additional information deemed necessary for a thorough review of the application by the BAR be submitted and reviewed by staff. At a minimum, those items shall be as provided below:

- At least four (4) elevations that accurately depict the new structure that illustrate its north, south, east, and west sides. The elevations must be to scale and indicate the building's dimensions as well as the dimensions of the windows and doors, the materials that will be used. (10 copies)
- Floor and roof plans, when the application involves a primary structure. The floor and roof plans must be to scale and must be annotated with dimensions. (10 copies)
- Product illustrations of all windows, doors, light fixtures and roof materials that will be installed. (10 copies)
- Color samples for paint or any pre-finished materials such as cement fiberboard. (1 copy)
- Material sample for the foundation, walls, and roof. (1 copy)
- Any other material samples that may be necessary (including porch flooring, railings, columns, etc.). (1 copy)
- An 8.5" x 14" copy of the legal plat depicting the location of the new building, with the setbacks noted. (1 copy)
- Any additional information deemed relevant or necessary by the BAR for a thorough review of the application.